034.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	468,300 / 468,300
					USE VALUE:	468,300 / 468,300
					ASSESSED:	468,300 / 468,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUCKER MICHAEL
Owner 2:	
Owner 3:	
Street 1:	61 FREMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TIBBETTS FRANK L JR -
Owner 2:	LIFE ESTATE -
Street 1:	61 FREMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,195 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3195.000	138,200		330,100	468,300
Total Card	0.073	138,200		330,100	468,300
Total Parcel	0.073	138,200		330,100	468,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.49 | /Parcel: 513.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

23174

GIS Ref

GIS Ref

Insp Date

12/06/18

!2756!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	138,200	0	3,195.	330,100	468,300	468,300	Year End Roll	12/18/2019
2019	101	FV	109,100	0	3,195.	299,200	408,300	408,300	Year End Roll	1/3/2019
2018	101	FV	109,100	0	3,195.	283,700	392,800	392,800	Year End Roll	12/20/2017
2017	101	FV	109,100	0	3,195.	247,600	356,700	356,700	Year End Roll	1/3/2017
2016	101	FV	109,100	0	3,195.	211,500	320,600	320,600	Year End	1/4/2016
2015	101	FV	87,300	0	3,195.	196,000	283,300	283,300	Year End Roll	12/11/2014
2014	101	FV	87,300	0	3,195.	162,500	249,800	249,800	Year End Roll	12/16/2013
2013	101	FV	87,300	0	3,195.	154,800	242,100	242,100		12/13/2012

PRINT

Date	Time
12/10/20	18:06:44

LAST REV

Date	Time
05/14/19	14:04:27

apro

PAT ACCT.

2756

USER DEFINED

Prior Id # 1:	23174
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIBBETTS FRANK	53747-331		10/29/2009		260,000	No	No		
TIBBETTS FRANK	38344-3		3/17/2003	Family		No	No		
	10352-267		9/6/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/15/2009	Meas/Inspect	189	PATRIOT
3/15/2000	Inspected	263	PATRIOT
2/17/2000	Measured	270	PATRIOT
8/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3195		Sq. Ft.	Site		0	64.	1.61	3									330,143						330,100	

Total AC/HA: 0.07335 | Total SF/SM: 3195 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 330,143 | Spl Credit | Total: 330,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92953205
Adj $ / SQ:	125.487
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	200352
Depreciation:	62109
Depreciated Total:	138243

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

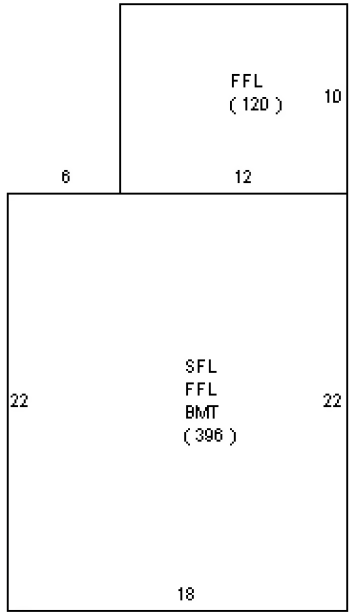
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.49
Special Features:	0	Val/Su Net:	105.66
Final Total:	138200	Val/Su SzAd	151.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	516	125.490	64,751
BMT	Basement	396	37.650	14,908
SFL	Second Floor	396	125.490	49,693

Net Sketched Area:	1,308			Total:	129,352
Size Ad	912	Gross Are	1308	FinArea	912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	